



**REVISED  
AGENDA**

**Wednesday, November 18, 2015 – 7:00 P.M.**

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

**ITEMS FOR COUNCIL ACTION**

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearing and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. DISTRIBUTION OF AGENDA**

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are also available at the Committee meeting.

**4. DECLARATION OF COMMITTEE PROCEDURES**

**5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

**6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS**

Members of the Public may briefly address the Committee on any item not on the agenda.

**7. CONSENT CALENDAR**

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- None

## 8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2014-10358**  
Location: 2900 El Camino Real, an approximately 1.92 acre site located approximately 200 feet west from the intersection of El Camino Real and Kiely Boulevard, APN: 290-05-077; property is zoned CT-Thoroughfare Commercial  
Applicant/Owner: CLK, LLC  
Request: **Architectural Review** to allow the development of a new 22,896 square foot commercial building in conjunction with parking and other onsite improvements. The proposal includes partial demolition of the existing building on site.  
CEQA Determination: Categorical Exemption per CEQA Section 15332, In-Fill Development  
Project Planner: Payal Bhagat, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2015-11181**  
Location: 2917 Kearney Avenue, a 5,711 square foot parcel located approximately 160 feet west from the intersection of Kearney Avenue and Amethyst Drive, APN: 216-18-002; property is zoned R1-6L-Single Family  
Applicant: Ray Chen  
Owner: CPCAL Group LLC  
Request: **Architectural Review** to allow demolition of the existing 1,680 square foot one story home with three bedrooms and two bathrooms, and development of a 2,224 square foot single story residence with three bedrooms and three bathrooms.  
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
Project Planner: Gregory Qwan, Planning Intern II  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2015-11389**  
Location: 1735 Shamrock Avenue, a 5,937 square foot lot located at the intersection of Brady Court and Shamrock Avenue, APN: 216-02-024; property is zoned R1-6L-Single-Family  
Applicant: Michelle Miner  
Owner: Craig Richard  
Request: **Architectural Review** to allow a 1,810 square foot first and second story addition to an existing 1,638 square foot, three bedroom and two bathroom residence resulting into a 3,448 square foot two story home with seven potential bedrooms and four bathrooms.  
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Gregory Qwan, Planning Intern II  
**Staff Recommendation:** **Deny**

**8.D. File No.(s):** **PLN2015-11370 and CEQ2012-01131**  
**Location:** 2820 Northwestern Parkway, a 17.92 acre site located at the intersection of Northwestern Parkway and Walsh Avenue, APNs: 216-28-118, -131; property is zoned ML-Light Industrial  
**Applicant:** CAS Architects, Inc  
**Owner:** Vantage Data Center  
**Request:** **Architectural Review** to allow a two-story 42,900 square foot addition to an existing two-story industrial building, housing data modules, electrical rooms and office. Project includes maintenance and installation of landscaping and other on-site improvements.  
**CEQA Determination:** Addendum to a previously approved Mitigated Negative Declaration (SCH#2012052004)  
**Project Planner:** Yen Chen, Associate Planner  
**Staff Recommendation:** **Approve**

**8.E. File No.(s):** **PLN2015-11487**  
**Location:** 85 Jenkins Place, a 5,184 square foot parcel located approximately 80 feet north from the intersection of McKinley Drive and Jenkins Place, APN: 296-36-034; property is zoned R1-6L-Single Family  
**Applicant/Owner:** Xiaojie Dong  
**Request:** **Architectural Review** to allow 486 square foot front yard addition to an existing 1,653 square foot, two bedrooms and two bathrooms residence; resulting into a 2,193 square foot single-story home with four bedrooms and three bathrooms.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Approve**

**8.F. File No.(s):** **PLN2015-11501**  
**Location:** 2149 Benton Street, a 6,379 square foot parcel located at the intersection of Benton Street and Sunlite Drive, APNs: 290-11-007; property is zoned R1-6L- Single Family  
**Applicant:** Brad Cox, Architect Inc.  
**Owner:** Gita Kazemi  
**Request:** **Architectural Review** to allow demolition and reconstruction of 936 square foot of existing living area in addition to expansion of the existing garage and front porch resulting into a 2,354 square foot single-story residence with three bedrooms and two and one-half baths.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Approve**

## 9. OTHER BUSINESS

### 9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Report of the Liaison from the Planning and Inspection Department

- iii. Committee/Board Liaison and Committee Reports
- iv. Committee Activities
- v. Upcoming Agenda Items

#### 10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on December 16, 2015, at 7:00 p.m.

Prepared by:   
Payal Bhagat  
Associate Planner/ AC Liaison

Approved:   
Gloria Sciara, AICP  
Development Review Officer